HOUSING MARKET INFORMATION

HOUSING NOW
Edmonton CMA

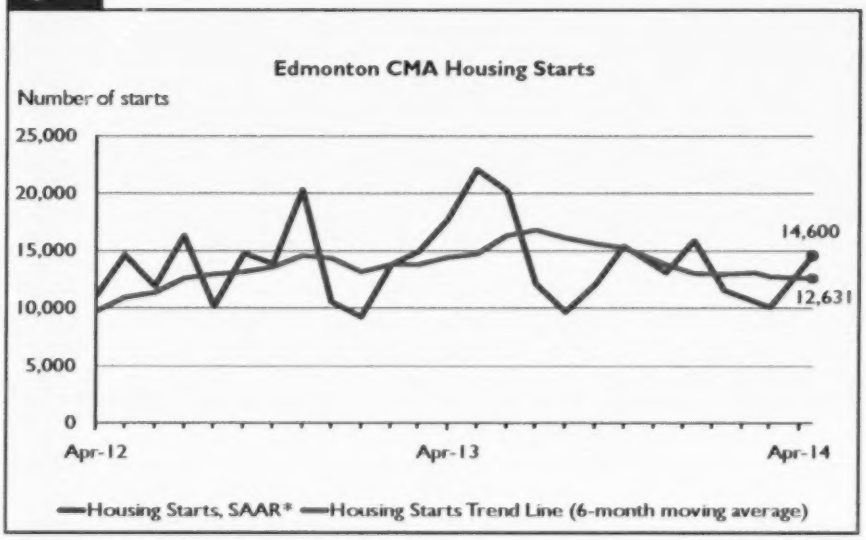
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: May 2014

Highlights

- Actual housing starts decline in April
- Single-detached price growth slows
- Multi-family housing starts move lower

Figure 1



* SAAR: Seasonally Adjusted Annual Rate

[1] Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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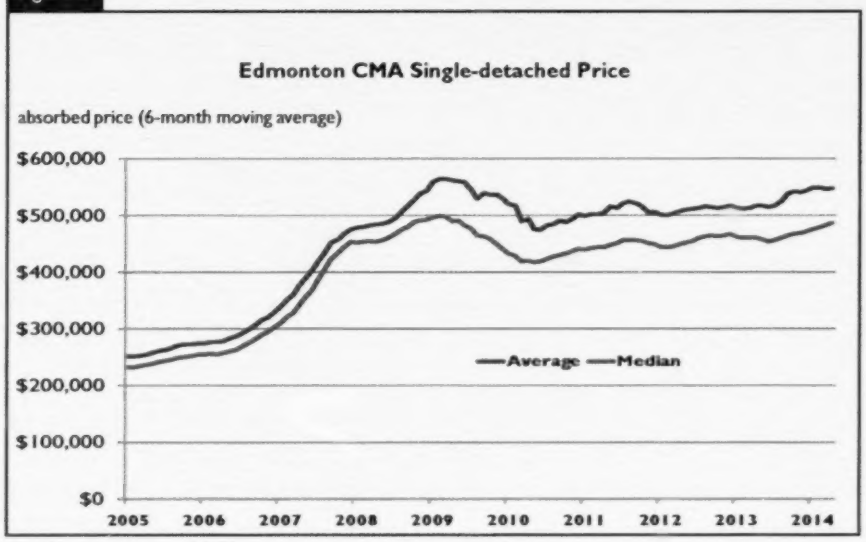
Housing Market Overview

Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 12,631 units in April compared to 12,772 in March. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA totalled 1,255 units in April, a 17 per cent decline from the 1,503 units started one year prior. Both single-detached and multi-family housing starts moved lower on a year-over-year basis. On a year-to-date basis, housing starts for the Edmonton CMA were down 18 per cent in April compared to the same four months of 2013. The decline was attributed to lower multi-family production, as single-detached starts to the end of April have increased over the previous year.

Following three consecutive months of increase, the number of single-detached starts in the Edmonton CMA moderated three per cent in April to 544 units. Within the City of Edmonton, foundations were poured on 375 single-detached homes, a 9 per cent decline from one year prior. After four months of 2014, single-detached starts for the Edmonton CMA totalled 1,853 units, up 10 per cent from the corresponding period of 2013. Growth in this segment is being supported by an expanding economy which has led to employment gains and wage growth. As well, the supply of homes in the resale market has been relatively low in the early months of 2014 which has led to additional demand for new homes.

Figure 2



Source: CMHC

With single-detached starts up from the previous year, the number of single-detached homes under construction continued to move higher on a year-over-year basis. There were 3,959 single-detached homes under construction in April, a six per cent increase over the same month of 2013. Following two months of double-digit increases, completions of single-detached homes declined seven per cent in April compared to the same period of 2013. Absorptions surpassed completions in April, reducing the number of complete and unabsorbed units. There were 634 single-detached homes in ownership inventory in April, down six per cent year-over-year. The decline was due to a lower number of spec built homes in inventory which more than offset a slight increase in the number of show homes.

After three months of double-digit per cent gains, price growth for new single-detached homes slowed in April. The average absorbed price for a new single-detached home rose six per cent year-over-year to $553,743. The increase can be partly attributed to a greater proportion of higher priced homes being sold. Homes priced above $550,000 accounted for 32 per cent of absorptions in April, up from 22 per cent in the same month a year prior.

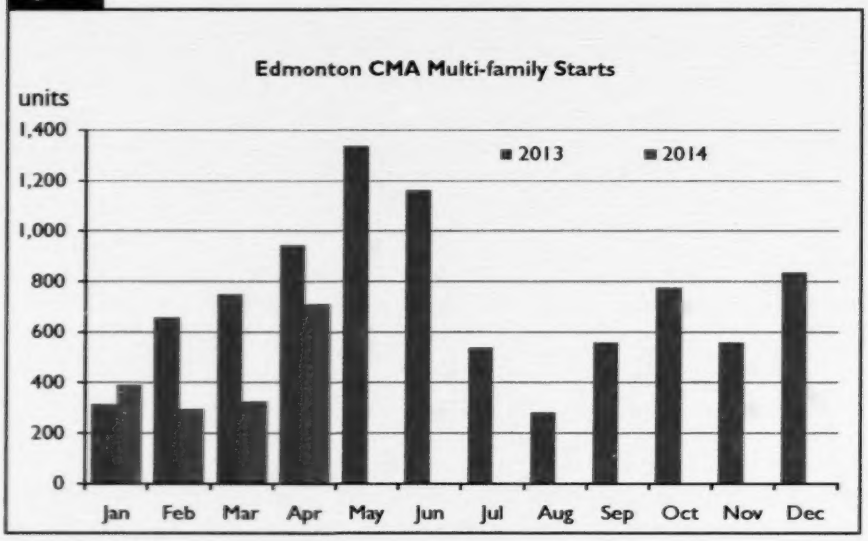
Multi-family housing starts in the Edmonton CMA, which include semi-detached, row, and apartment units, totalled 711 units in April, a 25 per cent decline from the same period of 2013. The decline was attributable to lower apartment starts, which were down 56 per cent year-over-year. On a year-to-date basis, multi-family starts declined 36 per cent compared to the first four months of 2013.

A key factor contributing to lower starts in the multi-family sector in 2014 is the number of units under construction. As of April, there were 9,338 multi-family units under

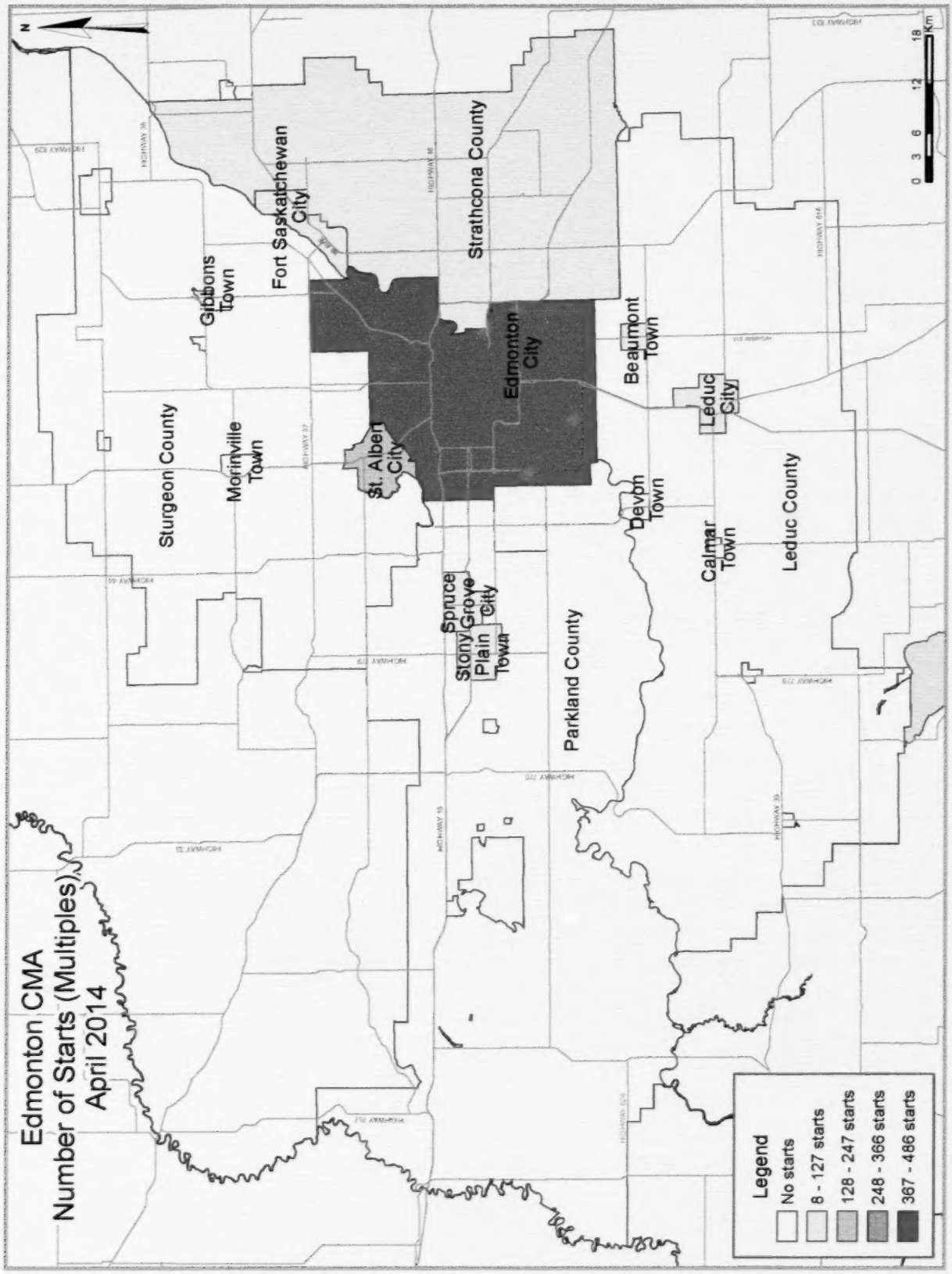
construction, 10 per cent higher than one year prior. As these units move to completion there is a risk that inventory may rise which is leading to the pull-back in multi-family housing starts.

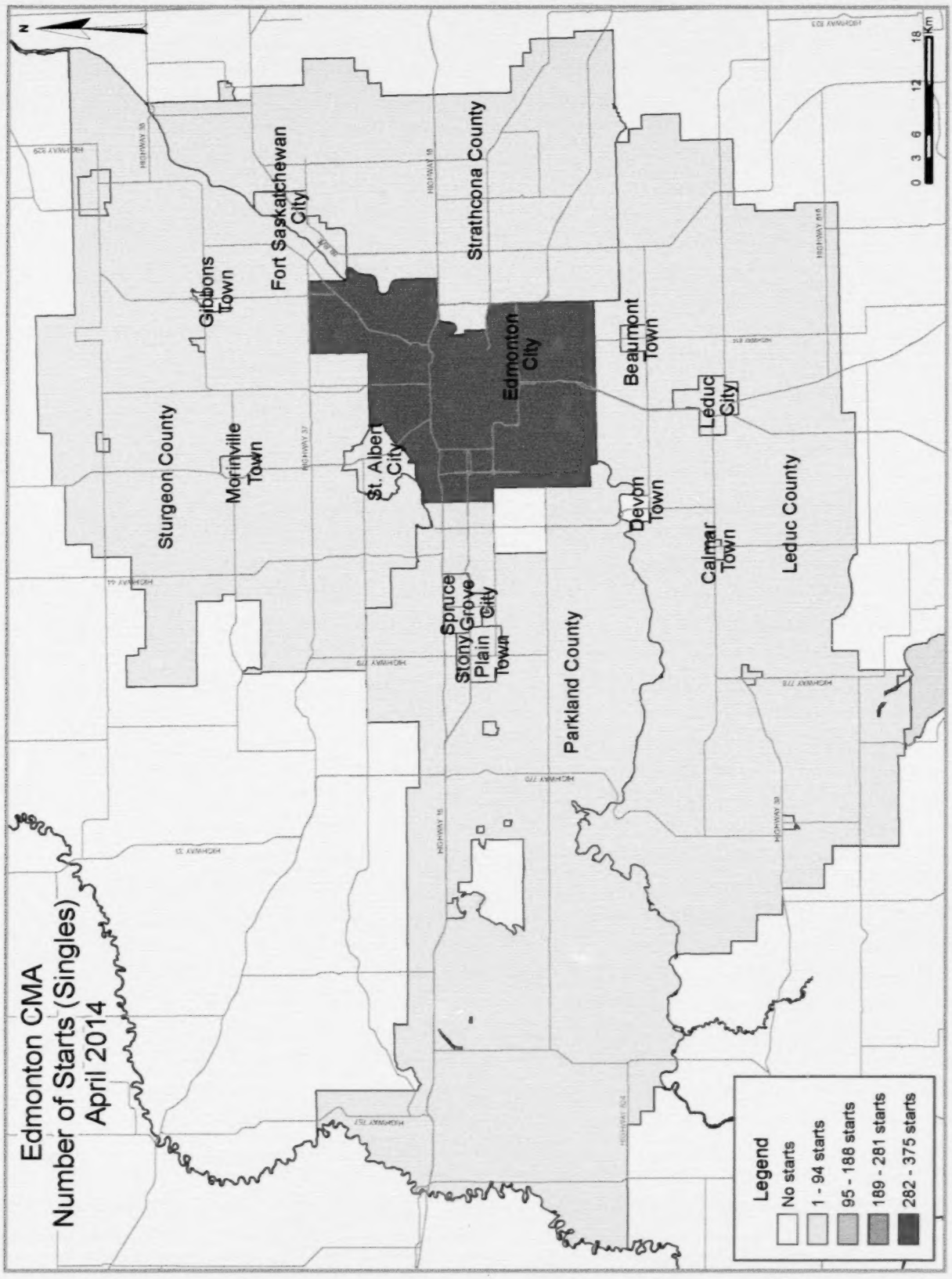
Completions of multi-family units increased 20 per cent in April to 683. The increase was mostly due to apartment completions, which increased from 307 in April 2013 to 449 a year later. Almost one-third of apartment completions in April were of rental tenure. Absorptions of multi-family units in the ownership market were down five per cent year-over-year in April. Despite this decline, the number of multi-family units in ownership inventory was 23 per cent lower over the same comparison.

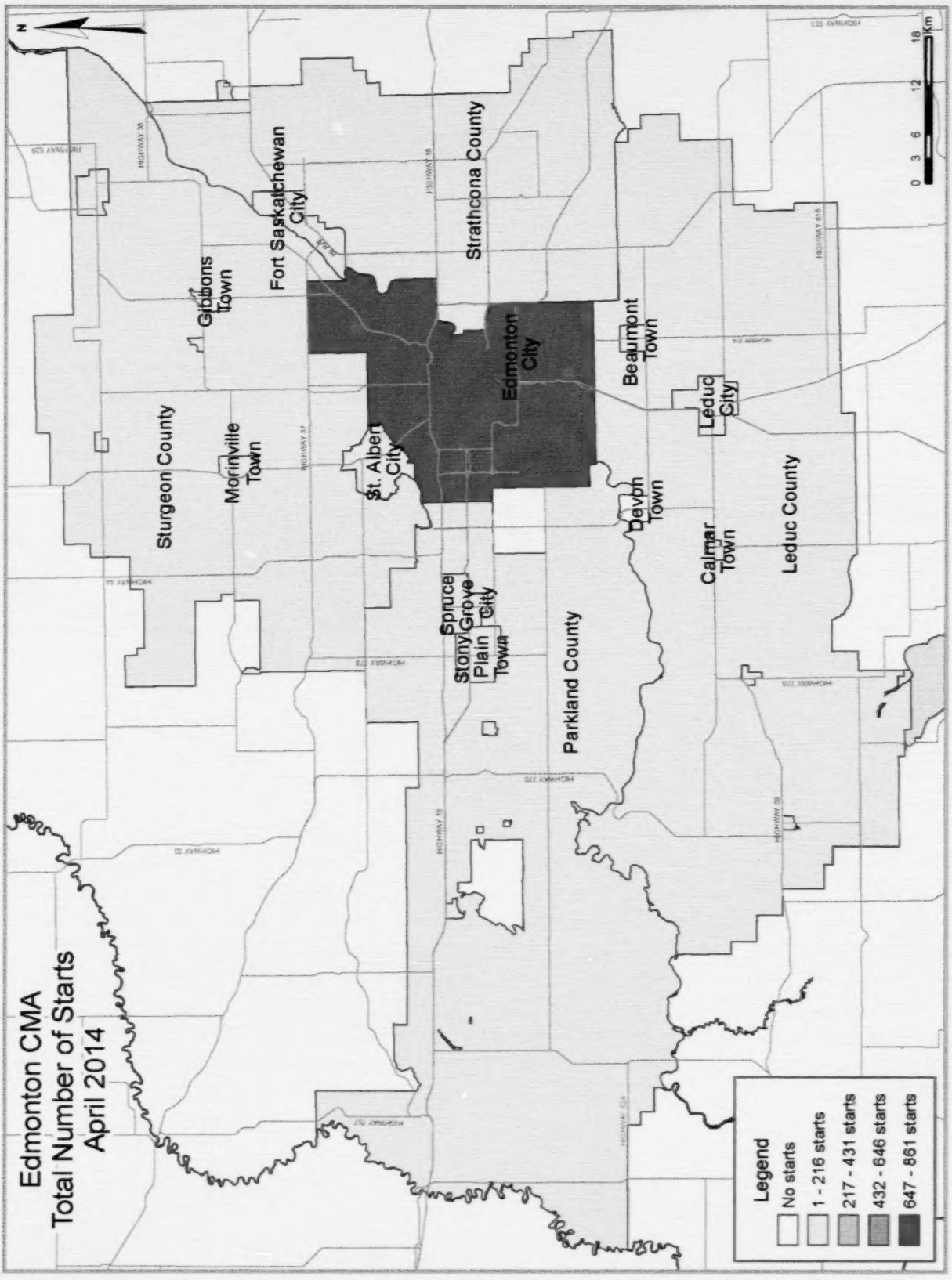
Figure 3

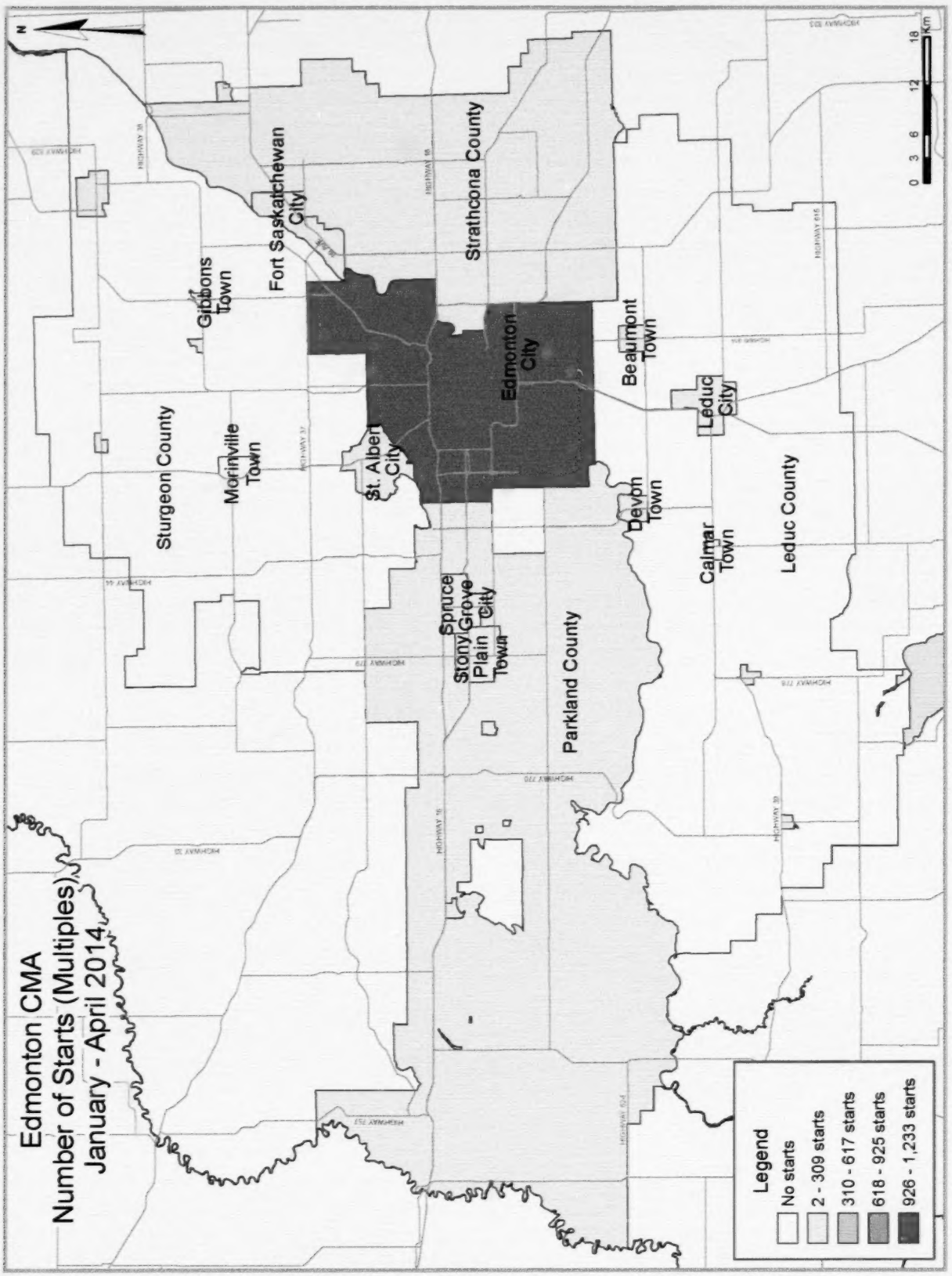


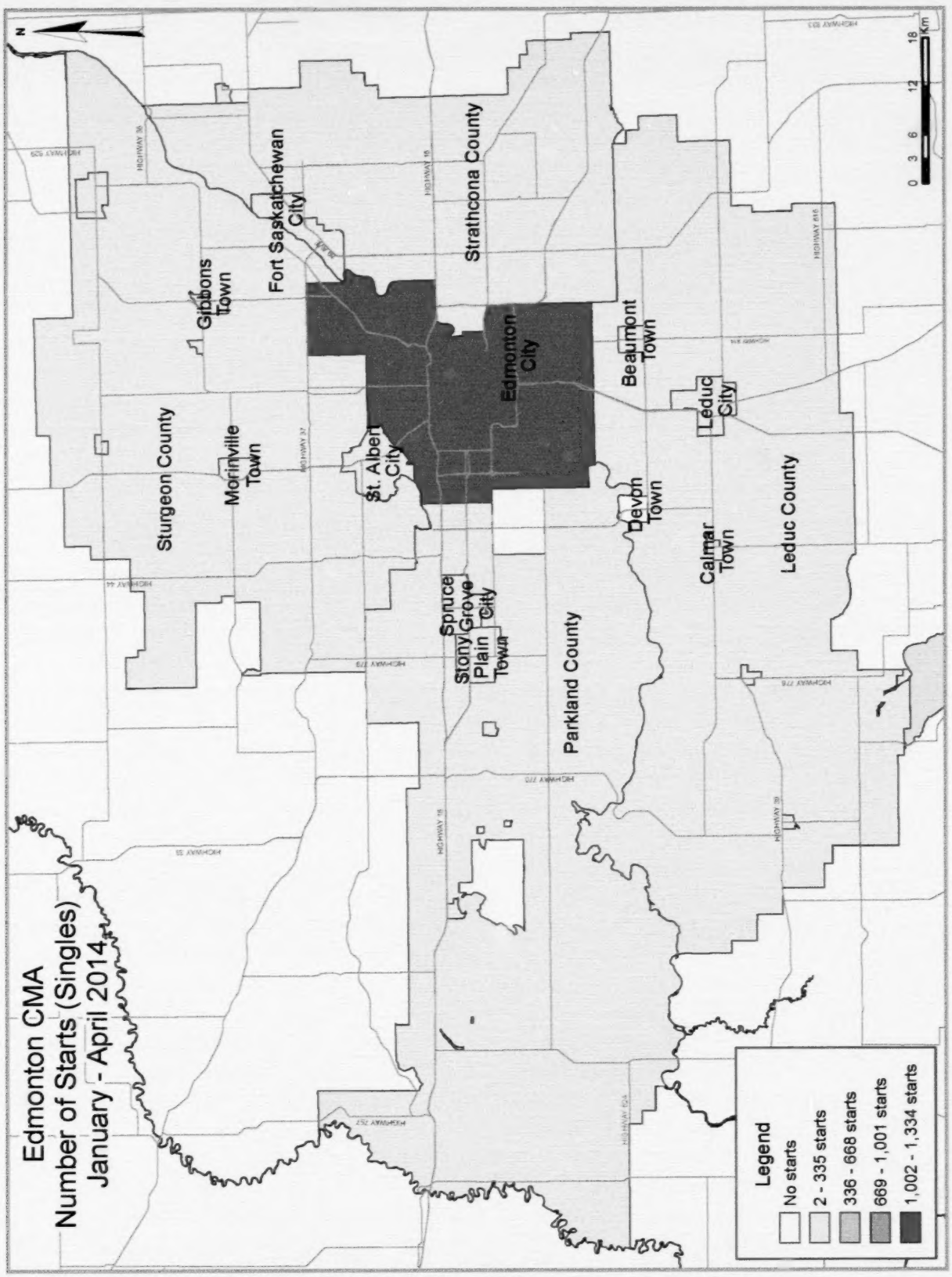
Source: CMHC

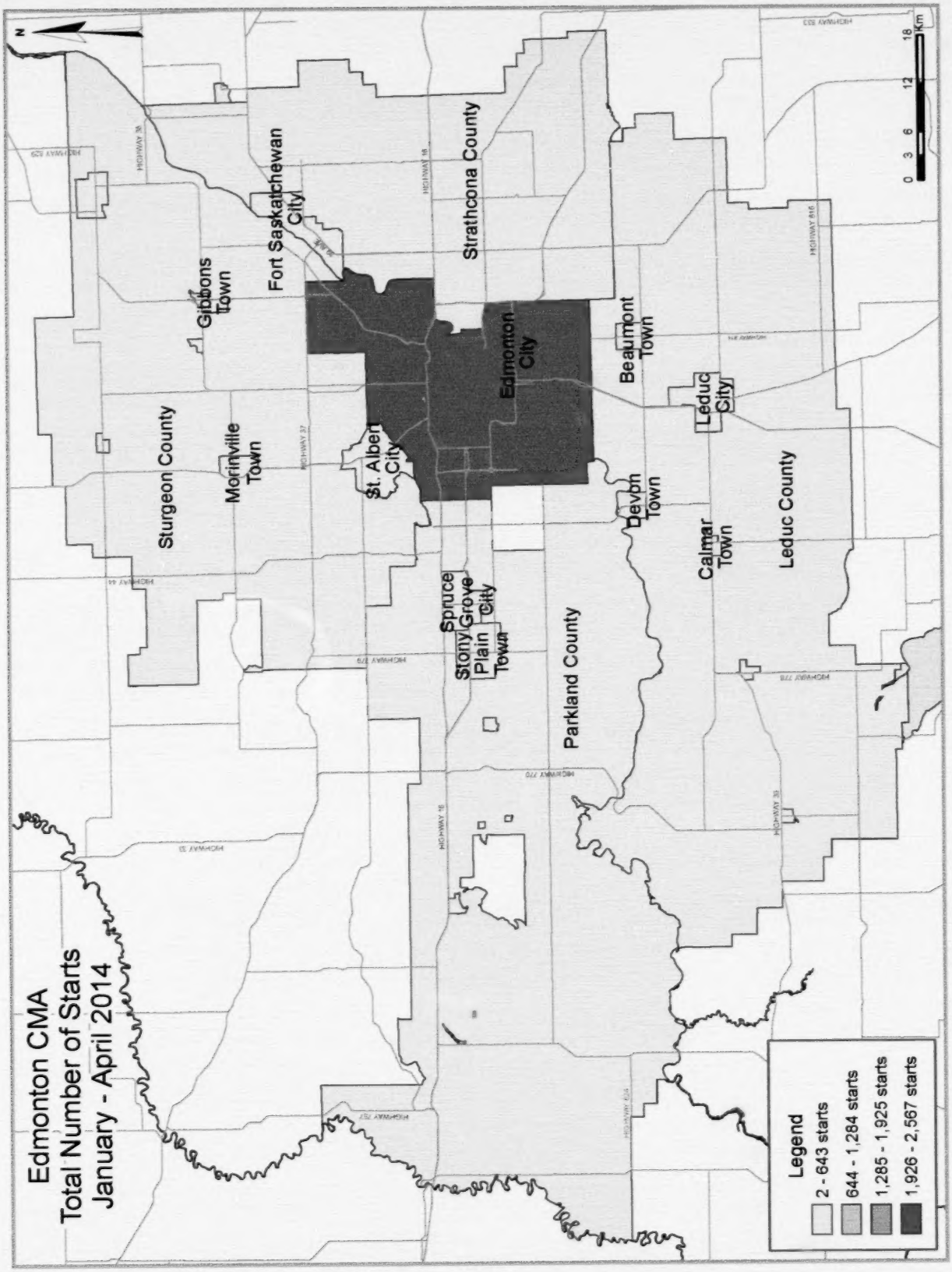

Edmonton CMA
Number of Starts (Multiples)
April 2014
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
8 - 127 starts
128 - 247 starts
248 - 366 starts
367 - 486 starts


Edmonton CMA
Number of Starts (Singles)
April 2014
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 94 starts
95 - 188 starts
189 - 281 starts
282 - 375 starts


Edmonton CMA
Total Number of Starts
April 2014
N
0 3 6 12 18 Km
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County
Legend
No starts
1 - 216 starts
217 - 431 starts
432 - 646 starts
647 - 861 starts


Edmonton CMA
Number of Starts (Multiples)
January - April 2014
N
0 3 6 12 18 Km
Legend
No starts
2 - 309 starts
310 - 617 starts
618 - 925 starts
926 - 1,233 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Singles)
January - April 2014
N
0 3 6 12 18 Km
Fort Saskatchewan City
Strathcona County
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County
Legend
No starts
2 - 335 starts
336 - 668 starts
669 - 1,001 starts
1,002 - 1,334 starts


Edmonton CMA
Total Number of Starts
January - April 2014
N
0 3 6 12 18 Km
Legend
2 - 643 starts
644 - 1,284 starts
1,285 - 1,925 starts
1,926 - 2,567 starts
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Edmonton City
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2014		
Edmonton CMA[1]	March 2014	April 2014
Trend[2]	12,772	12,631
SAAR	10,079	14,600
	April 2013	April 2014
Actual		
April - Single-Detached	560	544
April - Multiples	943	711
April - Total	1,503	1,255
January to April - Single-Detached	1,685	1,853
January to April - Multiples	2,667	1,717
January to April - Total	4,352	3,570

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2014	542	230	41	2	143	116	0	181	1,255
April 2013	560	158	35	0	64	540	16	130	1,503
% Change	-3.2	45.6	17.1	n/a	123.4	-78.5	-100.0	39.2	-16.5
Year-to-date 2014	1,851	738	76	2	244	312	0	347	3,570
Year-to-date 2013	1,684	578	143	1	305	1,094	16	531	4,352
% Change	9.9	27.7	-46.9	100.0	-20.0	-71.5	-100.0	-34.7	-18.0
UNDER CONSTRUCTION									
April 2014	3,951	1,384	297	8	1,048	4,002	13	2,644	13,347
April 2013	3,718	1,322	204	5	1,048	4,099	36	1,865	12,297
% Change	6.3	4.7	45.6	60.0	0.0	-2.4	-63.9	41.8	8.5
COMPLETIONS									
April 2014	479	180	29	0	25	168	0	281	1,162
April 2013	512	152	23	1	86	157	2	150	1,083
% Change	-6.4	18.4	26.1	-100.0	-70.9	7.0	-100.0	87.3	7.3
Year-to-date 2014	1,856	688	121	0	156	504	8	681	4,014
Year-to-date 2013	1,699	596	76	2	303	516	24	851	4,067
% Change	9.2	15.4	59.2	-100.0	-48.5	-2.3	-66.7	-20.0	-1.3
COMPLETED & NOT ABSORBED									
April 2014	633	206	37	1	90	291	n/a	n/a	1,258
April 2013	674	192	28	0	153	435	n/a	n/a	1,482
% Change	-6.1	7.3	32.1	n/a	-41.2	-33.1	n/a	n/a	-15.1
ABSORBED									
April 2014	519	200	21	0	31	141	n/a	n/a	912
April 2013	484	159	29	1	73	151	n/a	n/a	897
% Change	7.2	25.8	-27.6	-100.0	-57.5	-6.6	n/a	n/a	1.7
Year-to-date 2014	1,841	689	119	0	224	519	n/a	n/a	3,392
Year-to-date 2013	1,635	564	72	2	314	556	n/a	n/a	3,143
% Change	12.6	22.2	65.3	-100.0	-28.7	-6.7	n/a	n/a	7.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
April 2014	373	148	41	2	110	116	0	71	861
April 2013	412	138	28	0	54	540	16	130	1,318
Beaumont Town									
April 2014	6	8	0	0	0	0	0	0	14
April 2013	11	0	0	0	0	0	0	0	11
Devon Town									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2014	37	6	0	0	4	0	0	0	47
April 2013	8	0	0	0	0	0	0	0	8
Leduc City									
April 2014	35	24	0	0	0	0	0	0	59
April 2013	24	8	0	0	7	0	0	0	39
Leduc County									
April 2014	11	0	0	0	0	0	0	0	11
April 2013	10	0	0	0	0	0	0	0	10
Morinville Town									
April 2014	1	0	0	0	0	0	0	0	1
April 2013	3	0	3	0	0	0	0	0	6
Parkland County									
April 2014	4	0	0	0	0	0	0	0	4
April 2013	11	0	0	0	0	0	0	0	11
Spruce Grove City									
April 2014	17	10	0	0	0	0	0	0	27
April 2013	19	6	4	0	0	0	0	0	29
St. Albert City									
April 2014	11	4	0	0	26	0	0	110	151
April 2013	8	0	0	0	0	0	0	0	8
Stony Plain Town									
April 2014	9	10	0	0	0	0	0	0	19
April 2013	14	6	0	0	0	0	0	0	20
Strathcona County									
April 2014	33	20	0	0	3	0	0	0	56
April 2013	29	0	0	0	3	0	0	0	32
Sturgeon County									
April 2014	3	0	0	0	0	0	0	0	3
April 2013	9	0	0	0	0	0	0	0	9
Remainder of the CMA									
April 2014	2	0	0	0	0	0	0	0	2
April 2013	2	0	0	0	0	0	0	0	2
Edmonton CMA									
April 2014	542	230	41	2	143	116	0	181	1,255
April 2013	560	158	35	0	64	540	16	130	1,503

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
April 2014	2,618	1,002	204	8	813	3,708	5	1,891	10,249
April 2013	2,427	1,000	127	5	850	3,775	32	1,543	9,759
Beaumont Town									
April 2014	103	32	27	0	0	0	0	0	162
April 2013	145	28	27	0	0	0	0	0	200
Devon Town									
April 2014	1	2	0	0	0	0	0	0	3
April 2013	11	0	0	0	5	0	0	0	16
Fort Saskatchewan City									
April 2014	165	62	0	0	6	0	0	142	375
April 2013	135	38	0	0	8	0	0	0	181
Leduc City									
April 2014	200	90	51	0	39	160	4	0	544
April 2013	198	84	15	0	32	160	0	0	489
Leduc County									
April 2014	116	0	0	0	0	0	0	0	116
April 2013	100	0	0	0	0	0	0	0	100
Morinville Town									
April 2014	27	0	8	0	0	0	0	37	72
April 2013	35	4	11	0	23	0	0	0	73
Parkland County									
April 2014	118	4	0	0	0	0	0	0	122
April 2013	119	10	0	0	0	0	0	0	129
Spruce Grove City									
April 2014	148	104	7	0	39	0	0	143	441
April 2013	97	66	24	0	13	92	0	143	435
St. Albert City									
April 2014	119	6	0	0	84	72	0	361	642
April 2013	94	10	0	0	0	72	0	79	255
Stony Plain Town									
April 2014	57	28	0	0	11	4	0	34	134
April 2013	54	48	0	0	28	0	0	0	130
Strathcona County									
April 2014	183	54	0	0	56	58	0	0	351
April 2013	209	34	0	0	89	0	0	69	401
Sturgeon County									
April 2014	56	0	0	0	0	0	0	0	56
April 2013	57	0	0	0	0	0	0	0	57
Remainder of the CMA									
April 2014	40	0	0	0	0	0	4	36	80
April 2013	37	0	0	0	0	0	4	31	72
Edmonton CMA									
April 2014	3,951	1,384	297	8	1,048	4,002	13	2,644	13,347
April 2013	3,718	1,322	204	5	1,048	4,099	36	1,865	12,297

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
April 2014	328	146	7	0	4	76	0	154	715
April 2013	297	96	0	1	70	157	2	150	773
Beaumont Town									
April 2014	8	6	0	0	0	0	0	0	14
April 2013	28	8	4	0	0	0	0	0	40
Devon Town									
April 2014	0	0	0	0	0	0	0	0	0
April 2013	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
April 2014	17	0	0	0	0	0	0	0	17
April 2013	21	0	0	0	0	0	0	0	21
Leduc City									
April 2014	24	6	10	0	0	0	0	0	40
April 2013	20	10	0	0	0	0	0	0	30
Leduc County									
April 2014	9	0	0	0	0	0	0	0	9
April 2013	8	0	0	0	0	0	0	0	8
Morinville Town									
April 2014	1	0	4	0	4	0	0	0	9
April 2013	7	0	4	0	0	0	0	0	11
Parkland County									
April 2014	14	0	0	0	0	0	0	0	14
April 2013	41	0	0	0	0	0	0	0	41
Spruce Grove City									
April 2014	36	16	8	0	0	92	0	0	152
April 2013	30	30	15	0	4	0	0	0	79
St. Albert City									
April 2014	10	0	0	0	2	0	0	127	139
April 2013	9	0	0	0	0	0	0	0	9
Stony Plain Town									
April 2014	3	0	0	0	11	0	0	0	14
April 2013	11	6	0	0	0	0	0	0	17
Strathcona County									
April 2014	18	6	0	0	4	0	0	0	28
April 2013	18	2	0	0	12	0	0	0	32
Sturgeon County									
April 2014	7	0	0	0	0	0	0	0	7
April 2013	15	0	0	0	0	0	0	0	15
Remainder of the CMA									
April 2014	4	0	0	0	0	0	0	0	4
April 2013	7	0	0	0	0	0	0	0	7
Edmonton CMA									
April 2014	479	180	29	0	25	168	0	281	1,162
April 2013	512	152	23	1	86	157	2	150	1,083

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
April 2014	355	128	21	1	46	177	n/a	n/a	728
April 2013	345	114	15	0	80	265	n/a	n/a	819
Beaumont Town									
April 2014	27	5	4	0	0	0	n/a	n/a	36
April 2013	36	2	2	0	0	0	n/a	n/a	40
Devon Town									
April 2014	2	0	0	0	3	0	n/a	n/a	5
April 2013	0	0	0	0	1	0	n/a	n/a	1
Fort Saskatchewan City									
April 2014	42	6	0	0	1	0	n/a	n/a	49
April 2013	53	10	0	0	5	26	n/a	n/a	94
Leduc City									
April 2014	42	10	6	0	0	0	n/a	n/a	58
April 2013	34	20	0	0	1	17	n/a	n/a	72
Leduc County									
April 2014	5	0	0	0	0	0	n/a	n/a	5
April 2013	1	0	0	0	0	0	n/a	n/a	1
Morinville Town									
April 2014	9	0	4	0	10	0	n/a	n/a	23
April 2013	17	0	2	0	15	0	n/a	n/a	34
Parkland County									
April 2014	9	0	0	0	0	0	n/a	n/a	9
April 2013	12	3	0	0	0	0	n/a	n/a	15
Spruce Grove City									
April 2014	47	32	2	0	15	65	n/a	n/a	161
April 2013	50	25	9	0	30	0	n/a	n/a	114
St. Albert City									
April 2014	30	2	0	0	0	7	n/a	n/a	39
April 2013	37	0	0	0	0	24	n/a	n/a	61
Stony Plain Town									
April 2014	18	19	0	0	10	42	n/a	n/a	89
April 2013	34	15	0	0	5	52	n/a	n/a	106
Strathcona County									
April 2014	40	4	0	0	5	0	n/a	n/a	49
April 2013	52	3	0	0	16	51	n/a	n/a	122
Sturgeon County									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	0	0	0	0	0	0	n/a	n/a	0
Remainder of the CMA									
April 2014	7	0	0	0	0	0	n/a	n/a	7
April 2013	3	0	0	0	0	0	n/a	n/a	3
Edmonton CMA									
April 2014	633	206	37	1	90	291	n/a	n/a	1,258
April 2013	674	192	28	0	153	435	n/a	n/a	1,482

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
April 2014	351	163	7	0	12	111	n/a	n/a	644
April 2013	279	105	1	1	49	140	n/a	n/a	575
Beaumont Town									
April 2014	20	10	0	0	0	0	n/a	n/a	30
April 2013	23	8	3	0	0	0	n/a	n/a	34
Devon Town									
April 2014	0	0	0	0	0	0	n/a	n/a	0
April 2013	1	0	0	0	0	0	n/a	n/a	1
Fort Saskatchewan City									
April 2014	9	2	0	0	0	0	n/a	n/a	11
April 2013	22	2	0	0	1	2	n/a	n/a	27
Leduc City									
April 2014	25	8	5	0	0	0	n/a	n/a	38
April 2013	19	11	0	0	0	0	n/a	n/a	30
Leduc County									
April 2014	8	0	0	0	0	0	n/a	n/a	8
April 2013	9	0	0	0	0	0	n/a	n/a	9
Morinville Town									
April 2014	4	0	3	0	2	0	n/a	n/a	9
April 2013	5	0	2	0	0	0	n/a	n/a	7
Parkland County									
April 2014	16	0	0	0	0	0	n/a	n/a	16
April 2013	40	1	0	0	0	0	n/a	n/a	41
Spruce Grove City									
April 2014	38	9	6	0	1	27	n/a	n/a	81
April 2013	23	27	23	0	8	0	n/a	n/a	81
St. Albert City									
April 2014	10	0	0	0	2	3	n/a	n/a	15
April 2013	10	0	0	0	0	0	n/a	n/a	10
Stony Plain Town									
April 2014	5	1	0	0	10	0	n/a	n/a	16
April 2013	7	3	0	0	0	0	n/a	n/a	10
Strathcona County									
April 2014	22	7	0	0	4	0	n/a	n/a	33
April 2013	21	2	0	0	15	9	n/a	n/a	47
Sturgeon County									
April 2014	7	0	0	0	0	0	n/a	n/a	7
April 2013	15	0	0	0	0	0	n/a	n/a	15
Remainder of the CMA									
April 2014	4	0	0	0	0	0	n/a	n/a	4
April 2013	10	0	0	0	0	0	n/a	n/a	10
Edmonton CMA									
April 2014	519	200	21	0	31	141	n/a	n/a	912
April 2013	484	159	29	1	73	151	n/a	n/a	897

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2004 - 2013

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888
% Change	-15.4	18.0	6.1	-3.3	54.4	11.9	**	36.0	-0.5
2006	9,032	1,076	49	30	1,065	3,445	12	261	14,970
% Change	19.1	52.0	**	-11.8	-5.2	11.2	-84.4	-60.7	12.6
2005	7,586	708	3	34	1,124	3,098	77	664	13,294
% Change	15.4	7.9	-62.5	-12.8	29.0	28.7	-27.4	-19.7	15.7
2004	6,574	656	8	39	871	2,407	106	827	11,488

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Edmonton City	375	412	182	138	117	98	187	670	861	1,318	-34.7
Beaumont Town	6	11	8	0	0	0	0	0	14	11	27.3
Calmar Town	1	1	0	0	0	0	0	0	1	1	0.0
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	37	8	10	0	0	0	0	0	47	8	**
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	35	24	24	8	0	7	0	0	59	39	51.3
Leduc County	11	10	0	0	0	0	0	0	11	10	10.0
Morinville Town	1	3	0	0	0	3	0	0	1	6	-83.3
Parkland County	4	11	0	0	0	0	0	0	4	11	-63.6
Spruce Grove City	17	19	10	6	0	4	0	0	27	29	-6.9
St. Albert City	11	8	8	0	22	0	110	0	151	8	**
Stony Plain Town	9	14	10	6	0	0	0	0	19	20	-5.0
Strathcona County	33	29	20	0	3	3	0	0	56	32	75.0
Sturgeon County	3	9	0	0	0	0	0	0	3	9	-66.7
Remainder of the CMA	1	1	0	0	0	0	0	0	1	1	0.0
Edmonton CMA	544	560	272	158	142	115	297	670	1,255	1,503	-16.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	1,334	1,202	548	450	172	365	513	1,379	2,567	3,396	-24.4
Beaumont Town	33	42	14	14	3	20	0	0	50	76	-34.2
Calmar Town	3	2	0	0	0	0	0	0	3	2	50.0
Devon Town	0	0	2	0	0	0	0	0	2	0	n/a
Fort Saskatchewan City	94	60	36	12	0	0	0	0	130	72	80.6
Gibbons Town	2	3	0	0	0	0	0	0	2	3	-33.3
Leduc City	90	85	66	38	28	7	0	0	184	130	41.5
Leduc County	27	21	0	0	0	0	0	0	27	21	28.6
Morinville Town	7	11	0	2	0	11	0	0	7	24	-70.8
Parkland County	23	25	4	2	0	0	0	0	27	27	0.0
Spruce Grove City	83	48	46	28	19	24	0	143	148	243	-39.1
St. Albert City	50	39	26	0	22	0	110	72	208	111	87.4
Stony Plain Town	31	27	22	18	3	0	0	0	56	45	24.4
Strathcona County	65	96	38	40	9	11	0	0	112	147	-23.8
Sturgeon County	8	21	0	0	0	0	0	0	8	21	-61.9
Remainder of the CMA	3	3	0	0	0	0	36	31	39	34	14.7
Edmonton CMA	1,853	1,685	802	604	256	438	659	1,625	3,570	4,352	-18.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Edmonton City	117	82	0	16	116	540	71	130
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	0	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	3	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	4	0	0	0	0	0	0
St. Albert City	22	0	0	0	0	0	110	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	3	3	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	142	99	0	16	116	540	181	130

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	172	349	0	16	312	991	201	388
Beaumont Town	3	20	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	28	7	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	11	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	19	24	0	0	0	0	0	143
St. Albert City	22	0	0	0	0	72	110	0
Stony Plain Town	3	0	0	0	0	0	0	0
Strathcona County	9	11	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	31	36	0
Edmonton CMA	256	422	0	16	312	1,094	347	531

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Edmonton City	562	578	228	594	71	146	861	1,318
Beaumont Town	14	11	0	0	0	0	14	11
Calmar Town	1	1	0	0	0	0	1	1
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	43	8	4	0	0	0	47	8
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	59	32	0	7	0	0	59	39
Leduc County	11	10	0	0	0	0	11	10
Morinville Town	1	6	0	0	0	0	1	6
Parkland County	4	11	0	0	0	0	4	11
Spruce Grove City	27	29	0	0	0	0	27	29
St. Albert City	15	8	26	0	110	0	151	8
Stony Plain Town	19	20	0	0	0	0	19	20
Strathcona County	53	29	3	3	0	0	56	32
Sturgeon County	3	9	0	0	0	0	3	9
Remainder of the CMA	1	1	0	0	0	0	1	1
Edmonton CMA	813	753	261	604	181	146	1,255	1,503

Table 2.5: Starts by Submarket and by Intended Market
January - April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	1,904	1,733	462	1,259	201	404	2,567	3,396
Beaumont Town	50	76	0	0	0	0	50	76
Calmar Town	3	2	0	0	0	0	3	2
Devon Town	2	0	0	0	0	0	2	0
Fort Saskatchewan City	126	70	4	2	0	0	130	72
Gibbons Town	2	3	0	0	0	0	2	3
Leduc City	162	123	22	7	0	0	184	130
Leduc County	27	21	0	0	0	0	27	21
Morinville Town	7	20	0	4	0	0	7	24
Parkland County	27	27	0	0	0	0	27	27
Spruce Grove City	136	100	12	0	0	143	148	243
St. Albert City	56	39	42	72	110	0	208	111
Stony Plain Town	53	45	3	0	0	0	56	45
Strathcona County	99	122	13	25	0	0	112	147
Sturgeon County	8	21	0	0	0	0	8	21
Remainder of the CMA	3	3	0	31	36	0	39	34
Edmonton CMA	2,665	2,405	558	1,400	347	547	3,570	4,352

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	% Change
Edmonton City	328	298	146	102	11	66	230	307	715	773	-7.5
Beaumont Town	8	28	6	8	0	4	0	0	14	40	-65.0
Calmar Town	0	0	0	0	0	0	0	0	0	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	17	21	0	0	0	0	0	0	17	21	-19.0
Gibbons Town	2	2	0	0	0	0	0	0	2	2	0.0
Leduc City	24	20	6	10	10	0	0	0	40	30	33.3
Leduc County	9	8	0	0	0	0	0	0	9	8	12.5
Morinville Town	1	7	0	0	8	4	0	0	9	11	-18.2
Parkland County	14	41	0	0	0	0	0	0	14	41	-65.9
Spruce Grove City	36	30	16	30	8	19	92	0	152	79	92.4
St. Albert City	10	9	2	0	0	0	127	0	139	9	**
Stony Plain Town	3	11	0	6	11	0	0	0	14	17	-17.6
Strathcona County	18	18	10	4	0	10	0	0	28	32	-12.5
Sturgeon County	7	15	0	0	0	0	0	0	7	15	-53.3
Remainder of the CMA	2	5	0	0	0	0	0	0	2	5	-60.0
Edmonton CMA	479	513	186	160	48	103	449	307	1,162	1,083	7.3

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2014

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	% Change
Edmonton City	1,249	1,070	550	496	111	232	734	1,126	2,644	2,924	-9.6
Beaumont Town	49	69	20	10	15	4	104	0	188	83	126.5
Calmar Town	4	7	0	0	0	8	0	0	4	15	-73.3
Devon Town	1	0	0	0	0	0	0	0	1	0	n/a
Fort Saskatchewan City	63	73	18	18	0	4	0	0	81	95	-14.7
Gibbons Town	11	8	0	0	0	0	0	0	11	8	37.5
Leduc City	104	87	32	32	25	8	0	0	161	127	26.8
Leduc County	23	25	0	0	0	0	0	0	23	25	-8.0
Morinville Town	9	15	0	0	8	4	0	0	17	19	-10.5
Parkland County	49	52	0	0	0	0	0	0	49	52	-5.8
Spruce Grove City	104	67	56	56	56	55	92	202	308	380	-18.9
St. Albert City	34	52	6	0	0	0	255	39	295	91	**
Stony Plain Town	22	28	10	18	11	4	0	0	43	50	-14.0
Strathcona County	85	84	34	14	21	36	0	0	140	134	4.5
Sturgeon County	41	51	0	0	0	0	0	0	41	51	-19.6
Remainder of the CMA	8	13	0	0	0	0	0	0	8	13	-38.5
Edmonton CMA	1,856	1,701	726	644	247	355	1,185	1,367	4,014	4,067	-1.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Edmonton City	11	66	0	0	76	157	154	150
Beaumont Town	0	4	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	10	0	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	8	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	19	0	0	92	0	0	0
St. Albert City	0	0	0	0	0	0	127	0
Stony Plain Town	11	0	0	0	0	0	0	0
Strathcona County	0	10	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	48	103	0	0	168	157	281	150

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2014

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	105	220	6	12	412	516	322	610
Beaumont Town	15	4	0	0	0	0	104	0
Calmar Town	0	0	0	8	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	4	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	25	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	8	4	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	56	55	0	0	92	0	0	202
St. Albert City	0	0	0	0	0	0	255	39
Stony Plain Town	11	4	0	0	0	0	0	0
Strathcona County	21	36	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
Edmonton CMA	241	335	6	20	504	516	681	851

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013	April 2014	April 2013
Edmonton City	481	393	80	228	154	152	715	773
Beaumont Town	14	40	0	0	0	0	14	40
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	17	21	0	0	0	0	17	21
Gibbons Town	2	2	0	0	0	0	2	2
Leduc City	40	30	0	0	0	0	40	30
Leduc County	9	8	0	0	0	0	9	8
Morinville Town	5	11	4	0	0	0	9	11
Parkland County	14	41	0	0	0	0	14	41
Spruce Grove City	60	75	92	4	0	0	152	79
St. Albert City	10	9	2	0	127	0	139	9
Stony Plain Town	3	17	11	0	0	0	14	17
Strathcona County	24	20	4	12	0	0	28	32
Sturgeon County	7	15	0	0	0	0	7	15
Remainder of the CMA	2	5	0	0	0	0	2	5
Edmonton CMA	688	687	193	244	281	152	1,162	1,083

Table 3.5: Completions by Submarket and by Intended Market
January - April 2014

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013	YTD 2014	YTD 2013
Edmonton City	1,810	1,558	504	740	330	626	2,644	2,924
Beaumont Town	84	83	0	0	104	0	188	83
Calmar Town	4	7	0	0	0	8	4	15
Devon Town	1	0	0	0	0	0	1	0
Fort Saskatchewan City	81	92	0	3	0	0	81	95
Gibbons Town	11	8	0	0	0	0	11	8
Leduc City	149	119	12	8	0	0	161	127
Leduc County	23	25	0	0	0	0	23	25
Morinville Town	13	19	4	0	0	0	17	19
Parkland County	49	52	0	0	0	0	49	52
Spruce Grove City	216	158	92	20	0	202	308	380
St. Albert City	38	52	2	0	255	39	295	91
Stony Plain Town	32	46	11	4	0	0	43	50
Strathcona County	105	88	35	46	0	0	140	134
Sturgeon County	41	51	0	0	0	0	41	51
Remainder of the CMA	8	13	0	0	0	0	8	13
Edmonton CMA	2,665	2,371	660	821	689	875	4,014	4,067

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
April 2014	13	3.8	114	32.9	106	30.6	57	16.5	56	16.2	346	498,550	569,133
April 2013	34	12.4	112	40.7	77	28.0	25	9.1	27	9.8	275	436,075	514,956
Year-to-date 2014	69	5.7	374	30.8	385	31.7	182	15.0	205	16.9	1,215	494,700	569,383
Year-to-date 2013	107	10.9	392	40.0	282	28.7	92	9.4	108	11.0	981	448,000	508,719
Beaumont Town													
April 2014	1	5.0	7	35.0	7	35.0	4	20.0	1	5.0	20	503,950	489,454
April 2013	0	0.0	8	34.8	7	30.4	6	26.1	2	8.7	23	519,682	516,813
Year-to-date 2014	1	1.7	15	25.9	23	39.7	16	27.6	3	5.2	58	521,493	523,886
Year-to-date 2013	1	1.7	24	40.7	18	30.5	14	23.7	2	3.4	59	475,000	488,471
Calmar Town													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
Year-to-date 2014	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2013	6	100.0	0	0.0	0	0.0	0	0.0	0	0.0	6	--	--
Devon Town													
April 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
April 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Year-to-date 2014	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2013	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	--	--
Fort Saskatchewan City													
April 2014	1	11.1	4	44.4	1	11.1	2	22.2	1	11.1	9	--	--
April 2013	4	19.0	11	52.4	4	19.0	1	4.8	1	4.8	21	415,000	432,324
Year-to-date 2014	4	7.4	22	40.7	13	24.1	10	18.5	5	9.3	54	459,450	507,283
Year-to-date 2013	7	9.3	44	58.7	15	20.0	4	5.3	5	6.7	75	429,000	452,313
Gibbons Town													
April 2014	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2013	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2014	5	45.5	6	54.5	0	0.0	0	0.0	0	0.0	11	390,000	366,455
Year-to-date 2013	4	50.0	3	37.5	1	12.5	0	0.0	0	0.0	8	--	--
Leduc City													
April 2014	10	40.0	8	32.0	7	28.0	0	0.0	0	0.0	25	387,929	396,679
April 2013	1	5.3	8	42.1	8	42.1	1	5.3	1	5.3	19	461,000	476,006
Year-to-date 2014	30	31.6	30	31.6	26	27.4	9	9.5	0	0.0	95	401,000	421,372
Year-to-date 2013	19	22.1	33	38.4	23	26.7	8	9.3	3	3.5	86	425,800	441,198
Leduc County													
April 2014	1	12.5	2	25.0	1	12.5	3	37.5	1	12.5	8	--	--
April 2013	2	22.2	0	0.0	4	44.4	1	11.1	2	22.2	9	--	--
Year-to-date 2014	2	8.3	5	20.8	6	25.0	7	29.2	4	16.7	24	520,150	560,670
Year-to-date 2013	4	16.0	4	16.0	7	28.0	4	16.0	6	24.0	25	538,500	527,495
Morinville Town													
April 2014	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	--	--
April 2013	0	0.0	4	80.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2014	0	0.0	12	80.0	3	20.0	0	0.0	0	0.0	15	408,000	409,813
Year-to-date 2013	0	0.0	14	93.3	1	6.7	0	0.0	0	0.0	15	416,000	404,553

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2014

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $649,999		$650,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
April 2014	1	14.3	0	0.0	1	14.3	0	0.0	5	71.4	7	--	--
April 2013	1	11.1	0	0.0	0	0.0	1	11.1	7	77.8	9	--	--
Year-to-date 2014	3	13.6	0	0.0	2	9.1	4	18.2	13	59.1	22	729,500	730,505
Year-to-date 2013	2	11.1	2	11.1	1	5.6	3	16.7	10	55.6	18	750,000	675,133
Spruce Grove City													
April 2014	3	8.3	21	58.3	3	8.3	5	13.9	4	11.1	36	420,950	462,032
April 2013	0	0.0	12	52.2	9	39.1	2	8.7	0	0.0	23	443,517	449,085
Year-to-date 2014	11	12.5	35	39.8	23	26.1	12	13.6	7	8.0	88	445,563	466,430
Year-to-date 2013	6	10.2	22	37.3	19	32.2	8	13.6	4	6.8	59	451,063	469,661
St. Albert City													
April 2014	0	0.0	0	0.0	2	22.2	4	44.4	3	33.3	9	--	--
April 2013	0	0.0	1	12.5	5	62.5	1	12.5	1	12.5	8	--	--
Year-to-date 2014	0	0.0	2	4.3	15	32.6	18	39.1	11	23.9	46	604,500	605,315
Year-to-date 2013	0	0.0	7	14.3	19	38.8	7	14.3	16	32.7	49	535,000	594,959
Stony Plain Town													
April 2014	0	0.0	0	0.0	3	60.0	0	0.0	2	40.0	5	--	--
April 2013	1	14.3	4	57.1	1	14.3	0	0.0	1	14.3	7	--	--
Year-to-date 2014	1	5.0	5	25.0	7	35.0	4	20.0	3	15.0	20	504,900	574,263
Year-to-date 2013	3	13.0	13	56.5	5	21.7	0	0.0	2	8.7	23	417,000	451,827
Strathcona County													
April 2014	0	0.0	3	14.3	11	52.4	4	19.0	3	14.3	21	520,000	587,143
April 2013	1	5.6	1	5.6	12	66.7	1	5.6	3	16.7	18	500,500	773,510
Year-to-date 2014	0	0.0	7	9.0	37	47.4	18	23.1	16	20.5	78	534,000	747,333
Year-to-date 2013	3	3.1	21	21.9	35	36.5	16	16.7	21	21.9	96	510,000	638,887
Sturgeon County													
April 2014	1	14.3	0	0.0	0	0.0	2	28.6	4	57.1	7	--	--
April 2013	0	0.0	1	6.7	5	33.3	4	26.7	5	33.3	15	620,000	608,333
Year-to-date 2014	4	10.0	3	7.5	5	12.5	11	27.5	17	42.5	40	620,000	633,700
Year-to-date 2013	3	5.9	6	11.8	17	33.3	13	25.5	12	23.5	51	540,000	634,804
Remainder of the CMA													
April 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	--	--
April 2013	2	50.0	0	0.0	0	0.0	1	25.0	1	25.0	4	--	--
Year-to-date 2014	2	40.0	3	60.0	0	0.0	0	0.0	0	0.0	5	--	--
Year-to-date 2013	5	45.5	3	27.3	0	0.0	2	18.2	1	9.1	11	350,000	408,400
Edmonton CMA													
April 2014	33	6.6	163	32.6	143	28.6	81	16.2	80	16.0	500	495,975	553,535
April 2013	49	11.1	163	36.9	135	30.5	44	10.0	51	11.5	442	451,082	521,842
Year-to-date 2014	136	7.7	520	29.3	546	30.7	291	16.4	284	16.0	1,777	495,000	561,139
Year-to-date 2013	170	10.9	588	37.6	444	28.4	171	10.9	190	12.2	1,563	451,700	512,959

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2014

Submarket	April 2014	April 2013	% Change	YTD 2014	YTD 2013	% Change
Edmonton City	569,133	514,956	10.5	569,383	508,719	11.9
Beaumont Town	489,454	516,813	-5.3	523,886	488,471	7.3
Calmar Town	--	--	n/a	--	--	n/a
Devon Town	--	--	n/a	--	--	n/a
Fort Saskatchewan City	--	432,324	n/a	507,283	452,313	12.2
Gibbons Town	--	--	n/a	366,455	--	n/a
Leduc City	396,679	476,006	-16.7	421,372	441,198	-4.5
Leduc County	--	--	n/a	560,670	527,495	6.3
Morinville Town	--	--	n/a	409,813	404,553	1.3
Parkland County	--	--	n/a	730,505	675,133	8.2
Spruce Grove City	462,032	449,085	2.9	466,430	469,661	-0.7
St. Albert City	--	--	n/a	605,315	594,959	1.7
Stony Plain Town	--	--	n/a	574,263	451,827	27.1
Strathcona County	587,143	773,510	-24.1	747,333	638,887	17.0
Sturgeon County	--	608,333	n/a	633,700	634,804	-0.2
Remainder of the CMA	--	--	n/a	--	408,400	n/a
Edmonton CMA	553,535	521,842	6.1	561,139	512,959	9.4

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton
April 2014

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2013	January	1,075	15.6	1,628	2,172	2,437	66.8	323,541	1.7	334,191
	February	1,301	5.7	1,569	2,328	2,518	62.3	334,347	1.4	340,871
	March	1,645	1.4	1,596	2,795	2,508	63.6	350,723	4.5	342,381
	April	1,838	-1.9	1,448	3,213	2,509	57.7	349,047	3.7	345,293
	May	2,151	-0.2	1,555	3,734	2,639	58.9	350,921	1.1	339,477
	June	2,052	7.3	1,678	3,151	2,703	62.1	353,360	3.8	344,937
	July	2,136	23.8	1,661	2,949	2,562	64.8	345,335	2.4	340,216
	August	1,753	14.2	1,705	2,660	2,550	66.9	348,758	4.3	347,011
	September	1,712	24.8	1,769	2,404	2,498	70.8	349,923	8.1	347,524
	October	1,682	23.2	1,714	2,102	2,387	71.8	332,461	1.4	339,163
	November	1,291	15.8	1,695	1,591	2,406	70.4	339,703	2.5	347,241
	December	916	14.1	1,535	912	2,292	67.0	347,103	5.4	356,916
2014	January	987	-8.2	1,502	2,282	2,495	60.2	343,545	6.2	356,505
	February	1,254	-3.6	1,542	2,178	2,390	64.5	357,061	6.8	360,652
	March	1,748	6.3	1,660	2,950	2,617	63.4	358,464	2.2	354,706
	April	2,098	14.1	1,630	3,436	2,691	60.6	362,586	3.9	354,879
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2013	4,021	6.3		7,295			338,157	2.7	
	Q1 2014	3,989	-0.8		7,410			354,332	4.8	
	YTD 2013	5,859	3.6		10,508			341,574	2.9	
	YTD 2014	6,087	3.9		10,846			357,177	4.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
April 2014

		Interest Rates			NHPI, Total, Edmonton CMA 2007=100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2013	January	595	3.00	5.24	91.0	126.8	703	4.3	73.0	1,030
	February	595	3.00	5.24	91.0	128.0	702	4.4	72.7	1,028
	March	590	3.00	5.14	91.0	128.3	704	4.3	72.6	1,035
	April	590	3.00	5.14	91.2	129.0	704	4.5	72.5	1,038
	May	590	3.00	5.14	91.0	129.7	707	4.6	72.8	1,048
	June	590	3.14	5.14	91.3	130.0	713	4.7	73.2	1,046
	July	590	3.14	5.14	91.2	129.5	719	4.9	73.7	1,041
	August	601	3.14	5.34	91.4	129.4	724	5.3	74.1	1,033
	September	601	3.14	5.34	91.0	129.5	725	5.2	73.9	1,037
	October	601	3.14	5.34	91.1	129.2	723	5.4	73.6	1,044
	November	601	3.14	5.34	90.9	129.3	725	5.2	73.5	1,050
	December	601	3.14	5.34	90.9	128.9	726	5.5	73.6	1,052
2014	January	595	3.14	5.24	90.8	129.6	728	5.5	73.5	1,063
	February	595	3.14	5.24	90.9	130.4	731	5.1	73.5	1,073
	March	581	3.14	4.99	90.9	132.5	737	4.8	73.6	1,072
	April	570	3.14	4.79		131.9	743	4.8	74.0	1,068
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also maoe as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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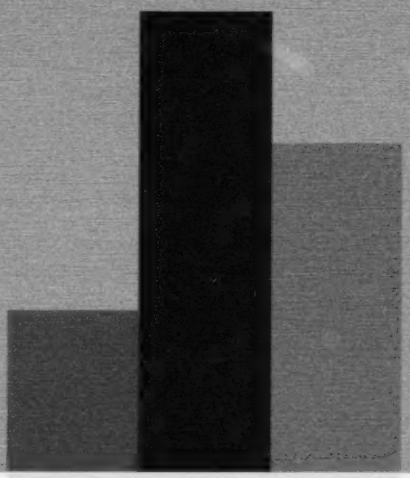

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